

Town of Griffith
Plan Commission
January 16, 2023

The Plan Commission meeting was called to order at 7:02p.m. by Chairman; Larry Ballah with members; Rob Bubala, Rick Ryfa, Larry Stassin, and Jim Marker. Also present was Attorney Bob Schwerd, and Plan Commission Engineer Jake Dammarell. Absent was member Dave Maglish and Building Commissioner, Steve McDermott.

Minutes from the December 19, 2022, meeting were approved as written.

OLD BUSINESS

Item #1 Indi Homes 200 LLC; 1001 E 40th Pl., Rezone of the property from R2 to R3 to build townhomes; public comment portion of the meeting has been closed. continued.

No one appeared before the board. **Mr. Stassin made a motion** to continue Indi Homes 200 LLC; 1001 E 40th Pl., to the February 20, 2023, meeting **seconded by Mr. Bubala. All favored, motion carried.**

Item #2 Griffith Public Schools; 600 N Jay St., Final Site Plan Review.

Mr. Martin Sams appeared before the board. Mr. Ballah mentioned after a final review of the plans, the engineers had a few concerns. Mr. Dammarell read aloud the comments from the Safety Committee regarding the review of the plans, the only concern was the fire department connection always remains unimpeded and accessible. Mr. Dammarell also read aloud the comment from BF&S, the easement documents are needed for the water service, the water shut off, and the test for the flow rate be provided to the town prior to permits. Mr. Dammarell stated they recommend final approval. Mr. Bubala read aloud the letter from the Safety Committee that detailed the FDC at the front of the school remain clear. **Mr. Bubala made a motion** granting Griffith Public Schools; 600 N Jay St., Final Site Plan approval, **seconded by Mr. Stassin.** Later in the meeting there was also discussion about the traffic concerns with the school's project with Mr. Don McCarter.

Item #3 Turnberry at Trail Creek; Turnberry Rd., & Glasgow Dr., Preliminary Site Plan Review.

No one appeared before the board. The petitioner requested a continuance to the February 20, 2023, meeting. Gerald Purgert; 614 Edinburgh Dr., Mr. Purgert mentioned regarding the last meeting they discussed rezoning of the property at Turnberry, that the name changes of Turnberry at Trailcreek instead of just Trailcreek was due to larger lots. Mr. Purgert asked that this be respected, and the zoning remain. Ray White; 613 Edinburgh Dr., Mr. White stated they were informed the pump station could handle 86 lots, which have been cut down to 82, so he wants to know the capacity. Mr. White also expressed concern with the capacity due to the changes made in the land. **Mr. Ryfa made a motion** to continue Turnberry at Trail Creek; Turnberry Rd., & Glasgow Dr., to the February 20, 2023, meeting, **seconded by Mr. Bubala. All favored, motion carried.**

Item #4 Turnberry at Trail Creek; Turnberry Rd., & Glasgow Dr., Rezone/PUD.

No one appeared before the board. The petitioner requested a continuance to the February 20, 2023, meeting. **Mr. Ryfa made a motion** to continue Turnberry at Trail Creek; Turnberry Rd., & Glasgow Dr., to the February 20, 2023, meeting, **seconded by Mr. Bubala. All favored, motion carried.**

Item #5 Town of Griffith; 600 N Broad, Final Site Plan Review for Central Park bathrooms.

Mr. Sean Mikos of BF&S appeared before the board. Mr. Mikos explained they are adding bathrooms in Central Park near the pavilion and that there was no further new information to communicate as no changes had been made. **Mr. Stassin made a motion** granting Town of Griffith; 600 N Broad., Final Site Plan approval, **seconded by Mr. Bubala.**

NEW BUSINESS

Item #1 Love of Arts Creativity Center; 1115 E Ridge Rd., Change of Use to operate an arts center.

Ms. Sade Carrasquillo appeared before the board. Ms. Carrasquillo explained they are a nonprofit that provides art classes, gallery showings, and all visual and performing arts. Ms. Carrasquillo explained this is all ages and that they've received grants from the Arts Midwest. Mr. Ballah asked if they would have any retail. Ms. Carrasquillo stated not at this time but maybe in the future such as selling from the gallery showings. Mr. Ballah asked how many kids they would have at a time. Ms. Carrasquillo stated around 10 to 15, they would be using two classes at once at most as they have two separate rooms, one for toddler and preschool ages. **Mr. Stassin made a motion** granting Love of Arts Creativity Center; 1115 E Ridge Rd., Change of Use to operate an arts center, **seconded by Mr. Ryfa.**

Item #2 Petrogas; 1800 W Ave H., Preliminary Site Plan Review for Griffith Terminal.

Mr. Cory Langley appeared before the board. Mr. Langley stated they are replacing one pipe in the facility due to degradation of the pipe, as well as to increase supply by connecting into a third-party pipeline to

transport propane and butane. Mr. Dammarell read aloud the comments from the engineers; a construction stormwater permit is needed prior to development is provided to the MS4 coordinator, the information related to the storm water be identified on the plans, and clarifications on the easement acquisitions on the property. Mr. Langley stated IDEM informed them since they are disturbing less than an acre, they will not need the construction stormwater permit. Mr. Ballah asked if the response from IDEM was verbal or written. Mr. Langley stated written, and he would provide it, he mentioned he also has a response from the county as well. Mr. Ryfa asked for the estimated timeline of completion. Mr. Langley stated they intend to start in March and finish in September. **Mr. Stassin made a motion** granting Petrogas; 1800 W Ave H., Preliminary Site Plan Review for Griffith Terminal **seconded by Mr. Bubala.**

Item #3 Town of Griffith: 111 N Broad St., Public Hearing on the Commission's request to amend the Zoning Ordinance by adding a provision for use of Written Commitments.

Mr. Robert Schwert appeared before the board. Mr. Schwert provided the proof of publication in both the NWI Times and the Post Tribune, the notice was also posted at the Griffith Post Office, Centier bank, Town Hall, and on the website. Mr. Schwert explained this request is to amend the ordinance to allow for written commitments which can then be recorded and run with the land. Mr. Ballah then opened the Public Hearing. Ray White; 613 Edinburgh Dr., Mr. White stated he is in agreement with something like this. Gerald Purgert; 614 Edinburgh Dr., Mr. Purgert agreed as he believed the ordinances protected the residents in this way already. With no one else to speak for or against, Mr. Ballah closed the public hearing portion of the meeting. Mr. Ballah asked if these commitments need to be shown to potential lenders. Mr. Schwert said yes. Mr. Ryfa asked who is responsible for finalizing the documents. Mr. Schwert stated the property owner. Mr. Ryfa asked how they can enforce these. Mr. Schwert stated they are recorded and submitted. **Mr. Stassin made a motion** granting a favorable recommendation to Town of Griffith; 111 N Broad St., Public Hearing on the Commission's request to amend the Zoning Ordinance by adding a provision for use of Written Commitments, **seconded by Mr. Bubala.**

COMMUNICATIONS

BILLS AND EXPENDITURES

Mr. Bubala made a motion to approve a claim for the meetings held January 16, 2023, in the amount of \$65.00 **seconded by Mr. Stassin. All favored, motion carried.**

ADJOURNMENT

There being no further business to come before the Plan Commission, a motion was made and seconded to adjourn. The meeting was adjourned at 7:37p.m.

Respectfully Submitted


Dave Maglish, Secretary


Aubrey R. Stegall, Recording Secretary